

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members
Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Clint Baker



District
District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

November 14, 2022, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [September 12, 2022, Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PP-22-06-02

Quasi – Judicial

Commission District I



Toll Southeast LP Company Inc. has requested Preliminary Plat approval for a subdivision to be named, Regency at Babcock Ranch, consisting of 493 single-family residential lots and 32 tracts with associated infrastructure. This site contains 150.96± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

2.) PP-22-07-01

Quasi-Judicial

Commission District IV



Matt Mootz has requested Preliminary Plat approval for a residential subdivision to be named, The Cove at Rotonda, consisting of 296 single-family lots and 18 tracts for lakes, roadways, open space, and other infrastructure. This site contains 88.08± acres and is located at 12455 S Access Road, in the Port Charlotte area, within the West County area, and in Commission District IV.

3.) PV-22-07-01

Legislative

Commission District II



P.F. Holdings, Inc. is requesting a Plat Vacation to vacate three parcels and two unnamed 30' wide streets, in order to create a unified development tract containing 55.17± acres. The properties are located at 2200 and 2176 Carmalita Street, and 25385 Dundee Road; this application is being submitted with a corresponding TDU Application, TDU-22-06, to transfer nine density units onto the property. The area to be vacated consists of 54.27± acres of parcels and 0.90± acres of streets and is generally located north of Carmalita Street, east of Harding Street, south of Dundee Road, and west of Florida Street, in the Punta Gorda area and Commission District II..

4.) TDU-22-06

Quasi – Judicial

Commission District II



A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of nine density units onto a Receiving Zone located at 2200 and 2176 Carmalita Street, and 25385 Dundee Road, in the Punta Gorda area and Commission District II; this application is being submitted as part of a Plat Vacation Application, PV-22-07-01, which is to vacate three parcels (54.27± acres) and two unnamed 30' wide streets (0.9± acres), in compliance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. TDU-22-06; Applicant: P.F. Holdings, Inc.; providing an effective date.

5.) PD-22-00002

Quasi – Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Office, Medical, and Institutional (OMI) to Planning Development (PD), and adopting its associated General PD Concept Plan, in order to develop a mini warehouse facility and future outparcel development for the subject property located at 12905 and 12929 Gulfstream Boulevard, in the Port Charlotte area and within the West County area, containing 3.47 +/- acres; Commission District IV, Application No. PD-22-00002, Applicant Land America, LLC; providing an effective date.

6.) PAS-22-00006

Legislative

Commission District II



Pursuant to Section 163.3184(3), Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) to Low Density Residential (LDR) for 20± acres; for a portion of the property located at 28450 Truckers Grade, in the Punta Gorda area, containing 42.16± acres; Commission District II; Petition No. PAS-22-00006; Applicant: Tuckers Point I Limited Partnership; providing an effective date.

7.) PD-22-00008

Quasi – Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD, this is a major modification to an existing PD, Ordinance Number 2021-042, to revise the PD Concept Plan and its associated PD conditions in order to 1) allow for development of a multi-family apartment community on a portion of the property, consisting of 20± acres and currently designated for commercial development; and 2) have a mixture of residential and commercial development for the entire property, containing up to 1,689 residential dwelling units (no change) and 380,000 square feet of commercial uses (no change) and 200 hotel rooms (a reduction of 200 hotel rooms); the base density for the subject property is 1,389 dwelling units, requesting 300 units of Incentive Density for the proposed apartments; also requesting to adopt the General PD Concept Plan; for property located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area; containing 565.74± acres; Commission District II; Petition No. PD-22-00008; Tuckers Point I Limited Partnership; providing an effective date.

8.) PAS-22-00002

Legislative

Commission District I



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change 1) Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Charlotte Harbor Coastal Residential (CHCR) to Charlotte Harbor Mixed Use (CHMU) for 11.88± acres, and 2) Charlotte County FLUM Series Map #1A: Charlotte Harbor 2030 FLU - Detail Map from Charlotte Harbor Coastal Residential (CHCR) to Charlotte Harbor Mixed Use (CHMU) for 11.88± acres, for a portion of the property located at 23317 Harper Avenue and 4460 Pinnacle Street, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 35.15± acres; Commission District I; Petition No. PAS-22-00002; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

9.) PD-22-00001

Quasi-Judicial

Commission District I



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Charlotte Harbor Mixed Use (CHMU) and Coastal Residential 3.5 (CR-3.5) to Planned Development (PD), in order to allow for development of a multi-family residential community up to 222 units; increasing density from 194 units to 222 units, and requiring a transfer of 28 density units; also requesting to adopt the General PD Concept Plan; for the subject property including four parcels located at 23317 and 23245 Harper Avenue, 4460 Pinnacle Street and 23386 Farnam Street, and two parcels located south of Harper Avenue, northeast of Freedom Avenue, east of Church Street, and west of Shady Lane, Bayshore Road, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 39.93± acres; Commission District I; Petition No. PD-22-00001; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

10.) PD-22-00011

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of the existing PD, Ordinance Number 2021-003, to modify the approved PD Concept Plan and PD conditions in order to allow for development of an recreational vehicle and manufactured home community with up to 439 Recreational Vehicles, or up to 205 recreational vehicles and 234 single-family homes or manufactured homes, requiring no transferring of density units; also adopting a General PD Concept Plan; for property generally located southeast of Riverside Drive and Northwest of Duncan Road (U.S. 17), in the Punta Gorda area, containing 90.82± acres; Commission District I; Petition No. PD-22-00011; Applicant: LD Promotions LLC d/b/a Sunlight Resorts; providing an effective date

11.) TCP-22-02

Legislative

County Wide



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State Review agencies for review and comment; the request is to amend the Future Land Use (FLU) Element of the County's Comprehensive Plan by revising 1) FLU Policy 5.6.3: Encourage Public Marina Uses; and 2) FLU Appendix I: Land Use Guide, Section 3: The Official Future Land Use Map, Compact Growth Mixed Use (CGMU) Future Land Use Map (FLUM) designation; Petition No. TCP-22-02; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

12.) TLDR-22-01

Legislative

County Wide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article IV: Site Design Standards and Requirements, by revising Section 3-9-100.3. Tree Requirements (d) Tree Removal to add new item (6) Tree Sampling; providing for the property size requirement for a tree sampling, providing for requirements for and component of a sampling survey and report; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners

ADJOURNMENT